



Ref: A38497EB17 Price: 195 810 EUR

agency fees included: 7 % TTC to be paid by the buyer (183 000 EUR without fees)

3 bedroom detached character house with pretty enclosed garden and covered parking





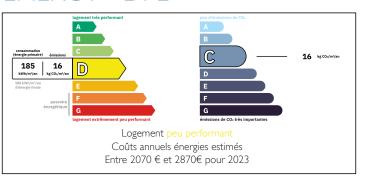








ENERGY - DPE



INFORMATION

Town: Bran

Department: Charente-Maritime

Bed: 3

Bath:

Floor: 176 m2
Plot Size: 3040 m2

IN BRIEF

Situated in a quiet hamlet this renovated farmhouse has around 170 m² of living space all on one level and is set in enclosed garden of approx. 3000 m².

The property comprises an entrance hall, sitting room with fireplace, lovely light living room with large windows at either end and open-plan kitchen and pantry. On the other side of the hallway are the 3 bedrooms, a bathroom and a study. There is also an attic that is partially insulated, a useful utility area /boiler room and a workshop/ barn attached to the main house.

Outside is a barbecue area and a well that are covered by a charming open sided outbuilding and a large terrace, accessible directly from the house, which makes the most of the lovely fully enclosed garden. There is further independent barn/ garage to...

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



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LOCAL TAXES

Taxe foncière: 1400 EUR

Taxe habitation: EUR

DESCRIPTION

Ground floor

- Entrance hall 17.4m2
- Bedroom I IIm2
- Bedroom 2 IIm2
- Bedroom 3 20.5m2
- Study 7.8m2
- Bathroom (bath, shower, washbasin) 10m2
- Separate WC
- Dining room 28m2
- Lounge/kitchen 46.5m2
- Attached laundry/boiler room 24.3m2
- Attached workshop/barn 22m2

First floor

- Attic partially insulated and partially convertible
- * Heating oil fired, underfloor heating in living room
- * Drainage septic tank
- * Double glazed throughout

ALL MEASUREMENTS ARE APPROXIMATE

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr

NOTES